

TEXAS TRANSPORTATION COMMISSION

HUNT County

MINUTE ORDER

Page 1 of 1

PARIS District

In or near Royse City, Hunt County, on FM 2642, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 622, at Page 395, Deed Records of Hunt County, Texas.

All of the easement encumbering the real property, described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

D. R. Horton – Texas, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$3,958.


The commission finds \$3,958 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the Executive Director of the Texas Department of Transportation to execute a proper instrument releasing all of the state's right, title, and interest in the easement interest to D. R. Horton – Texas, Ltd., a Texas limited partnership, for \$3,958.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E45C...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115937 Jan. 28 2021

Minute Number	Date Passed
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COUNTY - HUNT

HIGHWAY - FM 2642

CSJ - 2658-01-001

LIMITS - FM 35 NEAR ROCKWALL COUNTY LINE NORTH TO US 67 IN BURROW

EXHIBIT "A"

SURPLUS CHANNEL EASEMENT

22,390 SQ. FT. / 0.5140 ACRES

BEING part of that certain tract of land situated in the JOSEPH PREWETT SURVEY, ABSTRACT NO. 851, in Hunt County, Texas, according to Special Warranty Deed to D.R. Horton – Texas, Ltd. recorded in Instrument Number 2019-00967, of the Deed Records of Hunt County, Texas (DRHCT), and being all of that certain tract of land described as Tract I of a Channel Easement set forth in Judgement of the Court to the State of Texas, as granted by Mrs. Irma L. Herndon, et al, on April 20, 1962, recorded in Volume 622, Page 395, DRHCT, and being more particularly described as follows;

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the southeast corner of said D.R. Horton – Texas, Ltd. tract, same being the southeast corner of that certain tract of land described as Second Tract in deed to Irma L. Herndon, Trustee recorded in Volume 501, Page 405, DRHCT, also being located in the approximate center of County Road No. 2650 (an undedicated public road);

THENCE South 89°30'11" West, with the south line of said D.R. Horton – Texas, Ltd. tract, said Irma L. Herndon tract, and said approximate center of County Road No. 2650, a distance of 1493.23 feet to an "X" cut in concrete found, said "X" being located at the southwest corner of said D.R. Horton – Texas, Ltd. tract, also being located at the southeast corner of a right-of-way dedication for Farm to Market Road No. 2642 (variable width right-of-way at this point), according to Judgement Deed to the State of Texas recorded in Volume 622, Page 395, DRHCT;

THENCE North 00°42'48" West, with the easterly right-of-way line of said Farm to Market Road No. 2642, a distance of 39.94 feet to a 5/8-inch iron rod found, said iron rod being the south end of a corner clip;

THENCE North 45°42'48" West, with said easterly right-of-way line of said Farm to Market Road No. 2642, and said corner clip, a distance of 141.39 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found, from which a leaning concrete right-of-way post found bears South 68°21'52" West, a distance of 1.37 feet, said iron rod being located at the north end of said corner clip located on the easterly line of Farm to Market Road No. 2642 (called 100 foot right-of-way at this point according to said Judgement Deed recorded in Volume 622, Page 395, DRHCT, and Right-of-Way deed to the State of Texas recorded in Volume 605, Page 305, DRHCT), said iron rod also being located 50 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 103+93.27;

THENCE North 00°42'52" West, continuing with said easterly right-of-way line of Farm to Market Road No. 2642, a distance of 265.92 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right, said iron rod being located 50 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 106+58.96;

THENCE northeasterly with said easterly right-of-way line of Farm to Market Road No. 2642, and with said curve which has a central angle of 17°52'04", a radius of 1859.86 feet, a chord which bears North 08°13'09" East, a distance of 577.65 feet, and an arc distance of 580.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found, said iron rod being located 50 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 112+54.58;

THENCE North 17°09'12" East, continuing with said easterly right-of-way line of Farm to Market Road No. 2642, a distance of 32.83 feet to the southwest corner of said Tract I, and the POINT OF BEGINNING of herein described

tract (surface coordinate of North 7055845.98, East 2645892.72), said point being located 50 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 112+87.41;


- 1) THENCE North 17°09'12" East, continuing with said easterly right-of-way line of Farm to Market Road No. 2642, and the westerly line of said Tract I, a distance of 52.15 feet to a point for corner located at the northwest corner of said Tract I, said point also being located 50 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 113+39.56, from which a 5/8-inch iron rod with cap marked "PETITT RPLS 4087" found on said easterly right-of-way line of Farm to Market Road No. 2642 bears North 17°09'12" East, a distance of 538.00 feet;
- 2) THENCE South 89°20'48" East, leaving said easterly right-of-way line of Farm to Market Road No. 2642, and with the north line of said Tract I, a distance of 440.40 feet to a point for corner, said point being located 472.26 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 114+64.66;
- 3) THENCE South 00°39'12" West, with the east line of said Tract I, a distance of 50.00 feet to a point for corner, said point being located 486.47 feet right, at a right angle, from Farm to Market Road No. 2642 centerline station 114+16.72;
- 4) THENCE North 89°20'48" West, with the south line of said Tract I, a distance of 455.21 feet to the POINT OF BEGINNING and containing an area of 22,390 square feet, or 0.5140 acres of land.

Exhibit of above described tract of even date attached hereto.

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System of 1983, North Central Zone - No. 4202, NAD83 (grid to surface scale factor 1.00015479).

FOR: BARRAZA CONSULTING GROUP, LLC

November 5, 2020



Jimmie D. Nichols, RPLS No. 5184



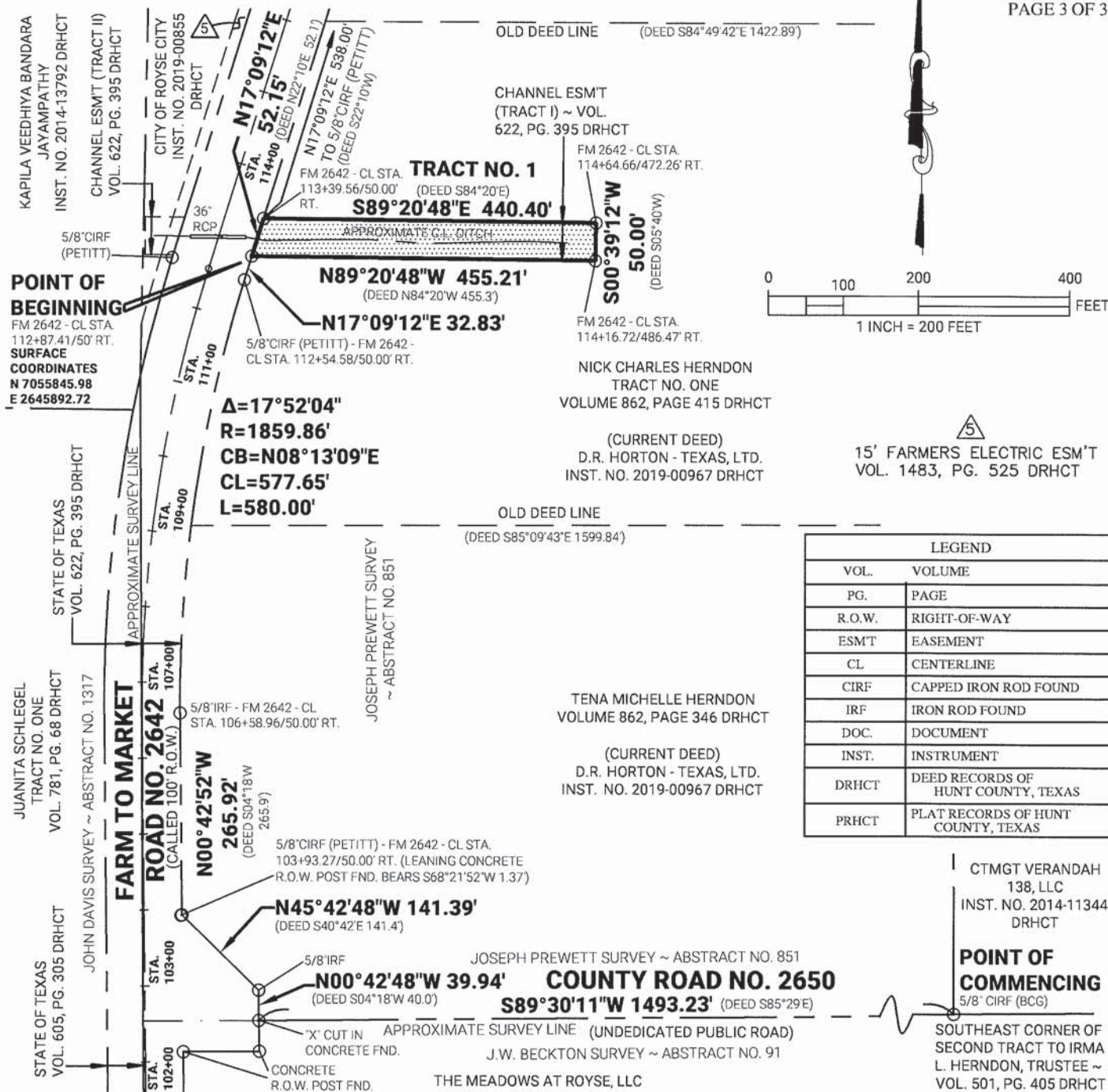


EXHIBIT "A"

STATE OF TEXAS
SURPLUS CHANNEL EASEMENT
22,390 SQ. FT. / 0.5140 ACRES
HWY NO. FM 2642
CSJ 2658-01-001

BARRAZA
CONSULTING GROUP, LLC
PLANNING · ENGINEERING · SURVEYING

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT # - 2019006-01
DATE - November 2020

SCALE = 1" = 200'